



7/9 Murano Place
LEITH | EDINBURGH | EH7 5HH


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A bright and spacious second-floor one-bedroom flat, ideally located on Murano Place in the popular Leith area of Edinburgh.

The property is accessed via a secure entry system and comprises a welcoming hallway leading through to a generous and naturally bright living room, providing a comfortable space for relaxing and entertaining. The contemporary kitchen offers ample worktop space along with a good selection of floor and wall-mounted units, providing excellent storage and functionality.

The property benefits from a generous double bedroom with built-in storage, while the stylish bathroom features a two-piece suite and separate shower cubicle.

Externally, residents benefit from residents' parking, adding further convenience to this appealing property.

- Second floor one bedroom flat
- Accessed via secure entry system
- Residents parking
- Recently refurbished kitchen and bathroom
- Double glazing
- Close to local amenities and good transport links

Energy rating C, Council tax band B. Factor is managed by Charles White and costs around £1000 per year and this includes building insurance.

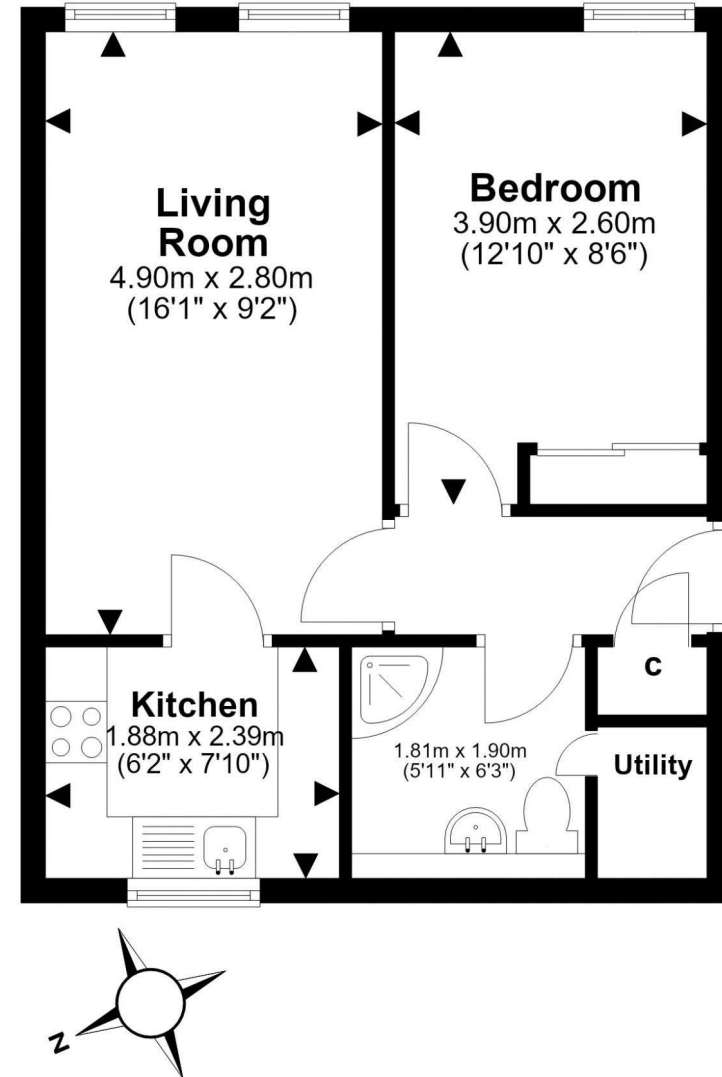
Extras included in this sale will be the oven, hob, fridge, curtains and underfloor heating in bathroom.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The vibrant area of Leith is highly sought after - in 2023 Time Out listed it as one of the coolest places to live. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Jazz & Blues Festival, the Leith School of Art, and the newly reopened Leith Theatre. You will find an exceptional selection of shops, international food stores, supermarkets, street food events and a Farmer's Market. Nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multiscreen cinema, gym, and you'll find outstanding retail and food outlets at St James Quarter. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green space of Leith Links. For the fitness enthusiast, Leith Victoria Swim Centre offers a swimming pool, fitness classes and gym. The area benefits from an excellent public transport system with 24-hour buses and a tramline running from Newhaven to Edinburgh Airport.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.